

AN ORDINANCE 2006-03-23-0400

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY
OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED
DEVELOPMENT CODE, SECTION 35-304, OF THE CITY
CODE OF SAN ANTONIO, TEXAS BY CHANGING THE
ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.**

* * * * *

WHEREAS, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of, the East 93 Feet of Lot 46 and the West 70.03 Feet of Lot 46, and all of Lot 47 and 48, NCB 15666 from "R-4" Residential Single-Family District to "RD" Rural Development District.

SECTION 2. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.


SECTION 3. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 4. This ordinance shall become effective on April 2, 2006.

PASSED AND APPROVED this 23rd day of March, 2006.


M A Y O R
PHIL HARDBERGER

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
City Attorney

Agenda Voting Results

Name: Z-5.

Date: 03/23/06

Time: 02:13:20 PM

Vote Type: Multiple selection

Description: ZONING CASE #Z2006048 (Council District 3): An Ordinance amending the zoning district boundary from "R-4" Residential Single-Family District to "RD" Rural Development District on Lots 48, 47, the East 93 Feet of Lot 46 and the West 70.03 Feet of Lot 46, NCB 15666, located at 11506, 11510, and 11520 US Highway 281 South as requested by Jacqueline A. Talamantez, Applicant, for Julia Escalante, David Escalante, Jeromy Escalante, Owner(s). Staff and Zoning Commission recommend Approval.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1	Not present			
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4	Not present			
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		

CASE NO: Z2006048

Staff and Zoning Commission Recommendation - City Council

Date: March 23, 2006

Zoning Commission Meeting Date: February 21, 2006

Council District: 3 **Ferguson Map:** 683 B6/B7

Applicant: Owner

Jacqueline A. Talamantez Julia Escalante, David Escalante, Jeromy Escalante

Zoning Request: From "R-4" Residential Single-Family District to "RD" Rural Development District

Property Location: Lots 48, 47, the East 93 Feet of Lot 46 and the West 70.03 Feet of Lot 46, NCB 15666

11506, 11510, 11520 US Highway 281 South

Generally Located Along US Highway 281 South Near Del Lago Parkway

Proposal: To Allow a Restaurant and Other Commercial Uses

Neighborhood Association: None

Neighborhood Plan: CitySouth Community Plan

Traffic Impact Analysis

A Traffic Impact Analysis is not required.

Staff Recommendation:

Consistent

The subject properties are identified in the CitySouth Community Plan and designated for Rural Living use. The proposed rezoned to the RD Rural Development District is consistent with the Plan.

Approval

The proposed zoning district allows both commercial and residential uses, and the subject properties are located at the irregular intersection of US Highway 281 South and FM 1937. Commercial uses within the RD zoning district are permitted within 850 feet of the intersections of roads having higher classifications than local roads. The applicant is seeking a rezone to allow a restaurant and possibly other commercial uses that will serve the local and regional population on the city's south side.

Zoning Commission Recommendation:

Approval

VOTE

FOR	9
AGAINST	0
ABSTAIN	0
RECUSAL	0

CASE MANAGER : Matthew Taylor 207-5876

Z2006048

ZONING CASE NO. Z2006048 – February 21, 2006

Applicant: Jacqueline A. Talamantez

Zoning Request: "R-4" Residential Single Family District to "RD" Rural Development District.

Jacqueline Talamantez, 1711 San Patricio, owner, stated the purpose of this zoning request is to allow a restaurant on the subject property. She stated she contacted Commissioner Rodriguez with regards to her proposal. She feels her business would be good for the community.

Staff stated there were 10 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor and no response from Riverside Neighborhood Association.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Sherrill to find consistency with the neighborhood plan.

(A verbal vote was taken)

AYES: Avila, Robbins, Rodriguez, Gadberry, Sherrill, McAden, Martinez, Stribling, Gray

NAYS: None

THE MOTION CARRIED

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner McAden to recommend approval.

1. Property is located on Lots 48, 47, 46E, 46W, NCB 15666 at 11506, 11510.
2. There were 10 notices mailed, 0 returned in opposition and 3 in favor.
3. Staff recommends approval.

Z2006048

**AYES: Avila, Robbins, Rodriguez, Gadberry, Sherrill, McAden, Martinez,
Stribling, Gray**

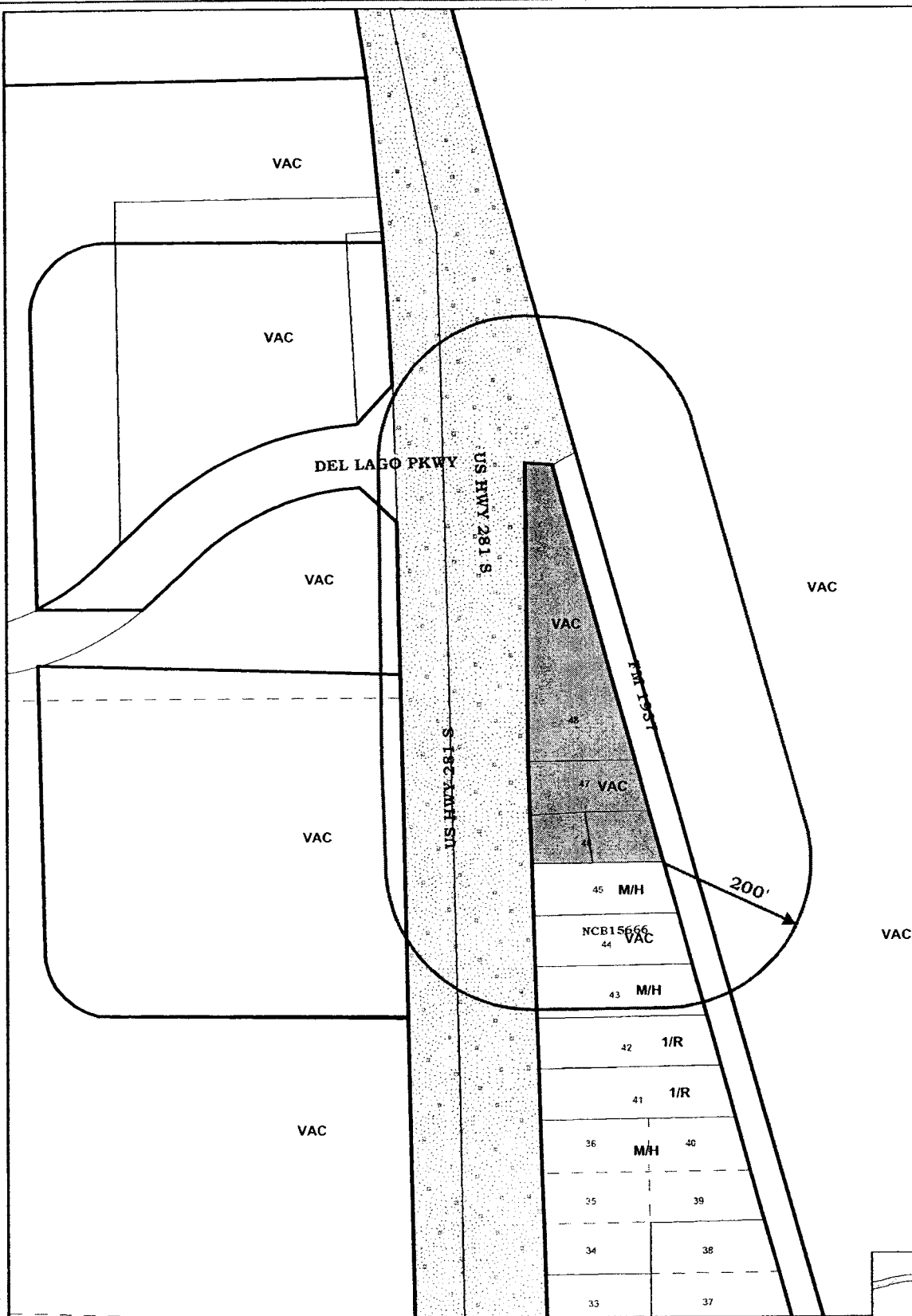
NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

..... Notices Mailed
 In Opposition
 In Favor



ZONING CASE: Z2006-048

City Council District No. 3
 Requested Zoning Change
 From "R-4" To "RD"
 Date: March 23, 2006
 Scale: 1" = 200'

Subject Property

200' Notification



C:\Feb 7, 2006

